

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- August 16, 2019**  
**121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

Approval of the minutes from the July 19, 2019 regular meeting of the Board.

Approval of the agenda for the August 16, 2019 regular meeting of the Board.

**9:00 A.M.**

<b>395-19-S</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Shama Ministries	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	11136 S. Eggleston Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a group community home.	

- Continued to September 20, 2019 at 2:00 p.m.

<b>396-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Joseph M. Haugh	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6429 N. New England Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 4' to 2.69', south setback from 4' to 3.15', combined side setback from 9.3' to 5.84' for a proposed two-story, rear addition, rear enclosed porch, and second floor addition to the existing single family residence.	

- Approved

<b>397-19-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	Cally Raduenzel dba Cally's Curls & Co.*	
<b>OWNER:</b>	CIG Howard Commercial, LLC	
<b>PREMISES AFFECTED:</b>	1627 W. Howard Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

- Approved

<b>398-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Dynaprop XXXII: 1226 Winnemac, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1226 W. Winnemac Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 40'-8" to 31'-8" for a proposed rear three-story addition and to convert the existing three dwelling unit building to a five dwelling unit building.	

- Approved

\*Amended at hearing

- **Approved**

- **Approved**

- **Approved**

- Continued to September 20, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

2

- **Approved**

- **Dismissed for Want of Prosecution**

- Continued to September 20, 2019 at 2:00 p.m.

- Continued to September 20, 2019 at 2:00 p.m.

- **Approved**

<b>410-19-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Alan Coyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2755 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open porch.	

- Continued to September 20, 2019 at 2:00 p.m.

<b>411-19-Z</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Alan Coyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2755 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the rear open porch.	

- Continued to September 20, 2019 at 2:00 p.m.

<b>412-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 4</b>
<b>APPLICANT:</b>	Metropole Group, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4350 S. Berkeley Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,955.12 for a proposed three-story, three dwelling unit building.	

- **Approved**

<b>413-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	JYM Investments, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2321 W. Howard Street	
<b>SUBJECT:</b>	Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.	

- Continued to September 20, 2019 at 2:00 p.m.

**414-19-S**                      **ZONING DISTRICT:** B3-1                      **WARD:** 41  
**APPLICANT:** Elite Cigar Lounge and Hookah Bar, Inc.  
**OWNER:** Ernest A. Cheirgalos Trust dated October 19, 2010  
**PREMISES AFFECTED:** 6416 N. Lehigh Avenue  
**SUBJECT:** Application for a special use to establish a hookah bar.

- **Approved with conditions**

<b>415-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	7-Eleven, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4346 N. Kimball Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a gas station.	

- Continued to September 20, 2019 at 2:00 p.m.

<b>416-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Ernesto Esparza	
<b>PREMISES AFFECTED:</b>	4421 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.	

- Continued to September 20, 2019 at 2:00 p.m.

<b>417-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Ernesto Esparza	
<b>PREMISES AFFECTED:</b>	4421 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the off-street parking from one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.	

- Continued to September 20, 2019 at 2:00 p.m.

<b>418-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4423 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 39.97' to 20' for a proposed two-story, single family residence.	

- Continued to September 20, 2019 at 2:00 p.m.

<b>419-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	1932 N. Fremont, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1932 N. Fremont Street	
<b>SUBJECT:</b>	Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.	

- Continued to September 20, 2019 at 2:00 p.m.

- Continued to September 20, 2019 at 2:00 p.m.

- **Denied**

- Continued to September 20, 2019 at 2:00 p.m.

- Continued to September 20, 2019 at 2:00 p.m.

- **Approved**

6

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Denied**

- **Approved**



**2:00 P.M.**

<b>435-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Alfred J. Cantieri	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4105 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 3.72' for a proposed second floor addition with one dwelling unit above the existing one-story retail building.	

- **Approved**

<b>436-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Alfred J. Cantieri	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4105 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required automobile parking spaces from one to zero for a proposed second floor addition with one dwelling unit above the existing one-story, retail building.	

- **Approved**

<b>437-19-S</b>	<b>ZONING DISTRICT: PMD-4</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	NB2M, LLC	
<b>OWNER:</b>	2201 West Fulton, LLC	
<b>PREMISES AFFECTED:</b>	2201 W. Fulton Street	
<b>SUBJECT:</b>	Application for a special use to establish an accessory off-site parking lot with twenty-nine parking stalls to serve a proposed industrial private event space located at 2145 W. Walnut Street.	

- **Approved**

<b>438-19-Z</b>	<b>ZONING DISTRICT: PMD-4</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	NB2M, LLC	
<b>OWNER:</b>	2201 West Fulton, LLC	
<b>PREMISES AFFECTED:</b>	2201 W. Fulton Street	
<b>SUBJECT:</b>	Application for a variation to establish shared parking for twenty-nine parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton and a proposed industrial private event space located at 2145 W. Walnut Street which will have different peak parking demands.	

- **Approved**

<b>439-19-S</b>	<b>ZONING DISTRICT: PMD-4</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	NB2M, LLC	
<b>OWNER:</b>	2201 W. Fulton, LLC	
<b>PREMISES AFFECTED:</b>	215 N. Leavitt	
<b>SUBJECT:</b>	Application for a special use to establish twenty five accessory off-site parking spaces in an existing lot to serve the proposed industrial event space located at 2145 W. Walnut Street.	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **September 20, 2019 at 2:00 p.m.**

- **Denied**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

12

- **Approved**

- **Approved**

- Continued to September 20, 2019 at 2:00 p.m.

- Continued to September 20, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

- **Withdrawn**

- **Approved**

- **Approved**

14

- **Approved**

- **Withdrawn**

- **Denied**

- Continued to October 18, 2019 at 2:00 p.m.

- Continued to October 18, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

16



**WARD: 43**

Application for a variation to reduce the rear yard open space from the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached two-car\* garage, rooftop penthouse roof decks and pergolas.

**WARD: 48**

Application for a special use to establish a public Pre-Kindergarten school.